

June 2005

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 Planning Commission Meeting View Agenda View Speakers List*	2 Planning Commission Meeting View Agenda View Speakers List*	3	4
5	6 Board of Supervisors Meeting	7	8 No Planning Commission Meeting	9 No Planning Commission Meeting	10 Fairfax County Fair	11 Fairfax County Fair
12 Fairfax County Fair	13	14	15 Planning Commission Meeting View Agenda View Speakers List*	16 Planning Commission Meeting View Agenda View Speakers List*	17	18
19	20 Board of Supervisors Meeting	21	22	23	24	25
26	27	28	29 Planning Commission Meeting View Agenda View Speakers List*	30 Planning Commission Meeting View Agenda View Speakers List*		
			Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway. All Planning Commission Meetings for the month of June will begin at 8:15 pm.			

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, June 1, 2005

Posted: 4/1/05
Revised: 6/2/05

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-PR-003	Sunoco, Inc.	B. Sherman	Approval Rec. (PH on 5/12/05)

ADMINISTRATIVE ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Administrative Action</u>
RZ 2003-MV-062	Eastwood Properties	Architectural Elevations Approved

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-PR-026 & PCA 76-P-118 (rehearing)	JCE, Inc. & Elm Street Development	C. Belgin	DO to 7/28/05 (Moved from 5/11/05)
SE 2005-MV-005	Trustees of Epiphany Lutheran Church of Mt. Vernon	C. Belgin	Approval Rec.

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

None at this time

CONSENT AGENDA ITEM

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-Y05-11	T-Mobile 6700 Centreville Road	W. Hagan	Concur

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-H04-52	Nextel 11975 Lake Newport Road	W. Hagan	Concur

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JUNE 1, 2005**

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

PROVIDENCE DISTRICT

SE 2005-PR-003 - SUNOCO, INC. (R&M) - Appl. under Sect. 4-604 of the Zoning Ordinance to permit a service station and continuation of retail use. Located at 2961 Hunter Mill Rd. on approx. 23,466 sq. ft. of land zoned C-6. Tax Map 47-2 ((1)) 99. **APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

MOUNT VERNON DISTRICT

SE 2005-MV-005 - TRUSTEES OF EPIPHANY LUTHERAN CHURCH OF MT. VERNON - Appl. under Sect. 3-204 of the Zoning Ordinance to permit expansion of an existing place of worship with a nursery school. Located at 5521 Old Mill Rd. on approx. 2.98 ac. of land zoned R-2. Tax Map 110-1 ((1)) 4A. **APPROVAL RECOMMENDED**

PROVIDENCE DISTRICT

RZ 2003-PR-026/FDP 2003-PR-026 - ELM STREET DEVELOPMENT, INC., AND JCE, INC. - Appl. to rezone from R-1 and R-2 to PDH-2 to permit residential development at a density of 1.99 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Cedar La., N. and W. of Wedderburn La. on approx. 12.05 ac. of land. Comp. Plan Rec: residential 2-3 du/ac. Tax Map 39-3 ((1)) 15-18, 18A, 18B, 18C, 18D, 18E, 32, 33A, 33B, 33C and 39-3 ((38)) A. (Concurrent with PCA 76-P-118.) **DECISION ONLY DEFERRED TO JULY 28, 2005**

PCA 76-P-118 - ELM STREET DEVELOPMENT - Appl. to amend the proffers for RZ 76-P-118 previously approved for residential development to permit deletion of land area. Located on the S. side of Ninovan Rd. and N. of the terminus of Augustus Ct. on approx. 29,306 sq. ft. of land zoned R-2. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-3 ((38)) A. (Concurrent with RZ/FDP 2003-PR-026.) **DECISION ONLY DEFERRED TO JULY 28, 2005**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, June 1, 2005
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Posted: 6/1/05
Finalized: 6/2/05

P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

SE 2005-PR-003 - SUNOCO, INC. (R&M) (P/H on 5/12/05)

ADMINISTRATIVE ITEM:

Architectural Renderings for RZ 2003-MV-062 - EASTWOOD PROPERTIES

CONSENT AGENDA ITEM:

FS-Y05-11 - T-Mobile, 6700 Centreville Road (Deadline 7/11/05)

FEATURE SHOWN:

FS-H04-52 - Nextel Communications, Inc., 11975 Lake Newport Road (Deadline 6/9/05)

SE 2005-MV-005 - TRUSTEES OF EPIPHANY LUTHERAN CHURCH OF MT. VERNON

NO SPEAKERS

RZ 2003-PR-026- ELM STREET DEVELOPMENT, INC., AND JCE, INC.
FDP 2003-PR-026 - ELM STREET DEVELOPMENT, INC., AND JCE, INC.
PCA 76-P-118 - ELM STREET DEVELOPMENT

- | | |
|---|---|
| 1. Deborah Reyher, Vice President
Oakdale Park Civic Association
8628 Redwood Drive
Vienna, VA 22180 | 8. Alison Dyer
8621 Redwood Drive
Vienna, VA 22180 |
| 2. Edward Blum
2417 Luckett Avenue
Vienna, VA 22180 | 9. Karen Hunt
2431 Villanova Drive
Vienna, VA 22180 |
| 3. Jane Leppin
8513 Wedderburn Lane
Vienna, VA 22180 | 10. Rebecca Cate
Dunn Loring Gardens Civic Association
8119 Westchester Drive
Vienna, VA 22182 |
| 4. Richard Kuhlthau
Oak Ridge Civic Association
2333 Augustus Court
Vienna, VA 22180 | 11. Mike Cavin
8119 Westchester Drive
Vienna, VA 22182 |
| 5. Lewis Dozier
8535 Aponi Road
Vienna, VA 22180 | 12. Stuart Zimmerman
8523 Aponi Road
Vienna, VA 22180 |
| 6. Philip A. Saunders
8150 Woodland Court
Dunn Loring, VA 22027 | 13. Renata Wade
2231 Richelieu Drive
Vienna, VA 22182 |
| 7. Elaine Wolf Komarow
2327 Malraux Drive
Vienna, VA 22182 | 14. David Knapp
2328 Malraux Drive
Vienna, VA 22182 |

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, June 1, 2005
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Posted: 6/1/05
Finalized: 6/2/05

KEY
P/H – Public Hearing
D/O – Decision Only

RZ 2003-PR-026- ELM STREET DEVELOPMENT, INC., AND JCE, INC.
FDP 2003-PR-026 - ELM STREET DEVELOPMENT, INC., AND JCE, INC.
PCA 76-P-118 - ELM STREET DEVELOPMENT (Continued)

15. Charles Sheffield
8417 Reflection Lane
Vienna, VA 22182
16. Lawrence Nielsen
2390 Cedar Lane
Vienna, VA 22180
17. Dottie Walsh
2329 Addison Street
Vienna, VA 22180
18. Steven Ordun, President
Oak Ridge Citizen Association
8603 Locust Drive
Vienna, VA 22180
19. Susan Laufer
2421 Rockbridge Street
Vienna, VA 22180
20. David Levy
1107 Redwood Drive SE
Vienna, VA 22180

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, June 2, 2005
Page 1 of 2

Posted: 1/10/2005
Finalized: 6/3/05

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEM

Architectural Elevations for RZ/FDP 1998-LE-048 – METRO PARK PHASE 6 PARKING GARAGE
[Approved](#)

COMMITTEE MEETINGS & ANNOUNCEMENTS

Policy and Procedures Committee – June 15, 2005 @ 7:30 pm in Board Conference Room, Government Center, 12000 Government Center Parkway, Fairfax, VA

Chesapeake Bay Map Amendment Public Workshop – 6/23/05 @ 7:30 pm in Conference Rooms 9/10 in Government Center, 12000 Government Center Parkway, Fairfax, VA

CONSENT AGENDA ITEM

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-P05-10	Cingular, 8401 Arlington Blvd.	D. Jillson	Concur

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FDPA 82-P-069-11-3 & FDPA 82-P-069-6-8 & PCA 82-P-069-14 & CDPA 82-P-069-7 & FDPA 82-P-069-08-04 & FDPA 82-P-069-01-13	The Peterson Companies	K. Abrahamson	Approved Approved Recommended approval Recommended approval Approved Approved (PH on 5/12/05)
SEA 94-L-001	Saul Holdings LP	C. Lewis	Recommended approval (P/H held 5/19/05)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-MV-020 (rehearing)	Gunston Center LLC	C. Belgin	P/H held; D/O deferred to 6/15/05
S05-IV-LP1 (MV)	Gunston Center	D. Marshall	Recommended approval

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, June 2, 2005
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Posted: 1/10/2005
Finalized: 6/3/05

KEY
P/H – Public Hearing
D/O – Decision Only

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-SP-002	Sam H. Chung & Song Chung	T. Swagler	Deferred to 7/21/05 (P/H from 5/4/05)
Chesapeake Bay Map Amendments		J. Friedman	Deferred to 6/16/05

ITEMS WITH INTENT TO DEFER

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-SU-007	Korean Central Presbyterian Church Trustees	T. Swagler	Intend to defer to 9/21/05

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, June 2, 2005
Page 1 of 3

Posted: 5/16/05
Finalized: 6/3/05

KEY
P/H – Public Hearing
D/O – Decision Only

- 7:30 p.m.** The Transportation Committee will meet in the Board Conference Room to receive an update on the Transportation element of the Comprehensive Plan.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

LEE DISTRICT

SEA 94-L-001 - SAUL HOLDINGS LIMITED PARTNERSHIP BY: SAUL CENTERS, INC., GENERAL PARTNER - Appl. under Sect. 7-607 of the Zoning Ordinance to amend SE 94-L-001 previously approved for a drive-in bank to permit a drive-in bank and fast food restaurant in a Highway Corridor Overlay District. Located at 6700 Richmond Hwy. in the S.E. quadrant of Beacon Mall on approx. 1.97 ac. of land zoned C-6, CRD and HC. Tax Map 93-1 ((1)) 1A pt. [Recommended Approval](#)

SPRINGFIELD DISTRICT

FDPA 82-P-069-01-13 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-01 previously approved for mixed use development to permit decrease in gross floor area. Located S.W. of Fair Lakes Pkwy., S.E. of Fairfax County Pkwy. And N. of Fair Lakes Ci. on approx. 16.64 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 6. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-11-03, PCA 82-P-069-14 and CDPA 82-P-069-07.) [Approved](#)

FDPA 82-P-069-06-08 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-06 previously approved for mixed use development to permit a change in approved uses. Located on the S. side of Fair Lakes Ci., approx. 600 ft. E. of the Fairfax County Pkwy. on approx. 11.91 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 9A pt. and 18. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-01-13, FDPA 82-P-069-11-03, PCA 82-P-069-14 and CDPA 82-P-069-07.) [Approved](#)

FDPA 82-P-069-08-04 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-08 previously approved for mixed use development to permit decrease in gross floor area. Located W. of Fair Lakes Pkwy., S.E. of Fairfax County Pkwy. and N. of Fair Lakes Ci. on approx. 8.37 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 8 and 6A. (Concurrent with FDPA 82-P-069-01-13, FDPA 82-P-069-06-08. FDPA 82-P-069-11-03, PCA 82-P-069-14 and CDPA 82-P-069-07.) [Approved](#)

FDPA 82-069-11-03 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-11 previously approved for mixed use development to permit a change in approved uses. Located on the S. side of Fair Lakes Ci., approx. 1,000 ft. E. of the Fairfax County Pkwy. on approx. 1.95 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 9A pt. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-01-13, PCA 82-P-069-14 and CDPA 82-P-069-07.) [Approved](#)

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, June 2, 2005

Page 2 of 3

Posted: 5/16/05
Finalized: 6/3/05

KEY
P/H – Public Hearing
D/O – Decision Only

PCA 82-P-069-14 - THE PETERSON COMPANIES, LC - Appl. to amend the proffers for RZ 82-P-069 previously approved for mixed use development to permit an increase in the maximum percentage of residential in a PDC district and decrease in office use. Located generally in the N.E., S.E. and S.W. quadrants of the intersection of Fair Lakes Pkwy. and Fairfax County Pkwy. on approx. 81.21 ac. of land zoned PDC and WS. Tax Map 45-4 ((1)) 25E, 45-4 ((11)) A2, 55-2 ((1)) 6, 6A, 8, 9A, 11A1, 11B1, 11C1, 11D and 18. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-01-13, FDPA 82-P-069-11-03 and CDPA 82-P-069-07.) [Recommended Approval](#)

CDPA 82-P-069-07 - THE PETERSON COMPANIES, LC - Appl. to amend the conceptual development plan for RZ 82-P-069 previously approved for mixed use development to permit residential use. Located on the S. side of Fair Lakes Ci. approx. 600 ft. E. of the Fairfax County Pkwy. on approx. 13.86 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 9A and 18. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-01-13, FDPA 82-P-069-11-03 and PCA 82-P-069-14.) [Recommended Approval](#)

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

CODE AMENDMENTS (CHESAPEAKE BAY MAPS) - Amendments to the map of Chesapeake Bay Preservation areas, Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code). The Chesapeake Bay Preservation Ordinance requires that Resource Protection Areas (RPAs) be designated around all water bodies with perennial flow depicted on the map of Chesapeake Bay Preservation Areas. Perennial flow means that water always flows in the stream or other water body except during periods of drought. The proposed amendments revise the RPA boundaries and perennial streams depicted on the adopted map of Chesapeake Bay Preservation Areas. The proposed changes will result in approximately 14.0 miles of perennial streams and associated RPAs being added to the map and approximately 5.0 miles of perennial streams and associated RPAs being deleted from the map. In addition, the proposed changes modify RPA boundaries for some perennial streams currently depicted on the map. The map depicts the general locations of RPA boundaries for planning purposes and the actual limits may be further refined by detailed field studies conducted at the time a plan is submitted to obtain a permit to develop a property. There are no proposed amendments to the text of the Chesapeake Bay Preservation Ordinance. [Deferred P/H to 6/16/05](#)

MOUNT VERNON DISTRICT

S05-IV-LP1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 14 ac. generally located east of Richmond Hwy, west of the RF&P RR tracks, north and south of Furnace Rd (Tax Map 113-3 ((1)) 40, 41). The area is planned for Alternative Uses. The Amendment will consider the extension of public sewer service to include the subject property. [Recommended Approval](#)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, June 2, 2005
Page 3 of 3**

*Posted: 5/16/05
Finalized: 6/3/05*

**KEY
P/H – Public Hearing
D/O – Decision Only**

RZ 2004-MV-020 - GUNSTON CENTER LLC - Appl. to rezone from R-1 and I-4 to R-1 and I-4 to permit industrial use and open space with an overall Floor Area Ratio (FAR) of 0.30 on parcel 41 only, and a waiver of minimum lot width requirement on both parcels. Located E. of Route 1, W. of Richmond, Fredericksburg and Potomac Railroad tracks and N. and S. of Furnace Rd. on approx. 14.07 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 113-3 ((1)) 40 and 41. [P/H held; D/O deferred to 6/15/05](#)

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, June 2, 2005

Posted: 6/2/05
Finalized: 6/3/05

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

PCA 82-P-069-14 - THE PETERSON COMPANIES, LC (Springfield District) (P/H on 5/12/05)
FDPA 82-P-069-01-13 - THE PETERSON COMPANIES, LC " " " "
FDPA 82-P-069-08-4 - THE PETERSON COMPANIES, LC " " " "
CDPA 82-P-069-07 - THE PETERSON COMPANIES, LC " " " "
FDPA 82-P-069-06-8 - THE PETERSON COMPANIES, LC " " " "
FDPA 82-P-069-11-3 - THE PETERSON COMPANIES, LC " " " "

SEA 94-L-001 - SAUL HOLDINGS LIMITED PARTNERSHIP BY: SAUL CENTERS, INC.,
GENERAL PARTNER (P/H on 5/19/05)

DEFERRALS:

RZ 2004-SP-002 - SAM H. CHUNG AND SONG H. CHUNG - P/H to 7/21/05

CHESAPEAKE BAY MAP AMENDMENTS – P/H to 6/16/05

ADMINISTRATIVE ITEM:

Architectural Elevations for RZ/FDP 1998-LE-048 – METRO PARK PHASE 6 PARKING GARAGE

CONSENT AGENDA ITEM:

FS-P05-10 - Cingular, 8401 Arlington Blvd.

S05-IV-LP1 - OUT-OF-TURN PLAN AMENDMENT (Mount Vernon District)

1. Joseph Chudzik
10916 Harley Road
Mason Neck, VA 22079
2. Gerald Lyons
Mason Neck Citizens Association
10705 Old Colchester Road
Mason Neck, VA 22079
3. Sallie Lyons
10705 Old Colchester Road
Mason Neck, VA 22079

RZ 2004-MV-020 - GUNSTON CENTER LLC

1. Joseph Chudzik
10916 Harley Road
Mason Neck, VA 22079

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, June 15, 2005

Posted: 2/18/05
Revised: 6/16/05

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-P05-3	Fairfax County Parks	D. Jillson	D/O to 7/14/05 (P/H on 5/19/05)
RZ/FDP 2004-PR-024	Anthony Development Ltd.	C. Belgin	D/O to 7/14/05 (P/H on 3/23/05)
RZ 2004-SP-002	Sam H. Chung & Song Chung	T. Swagler	P/H to 7/21/05

DECISION ONLY ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-MV-020 (rehearing)	Gunston Center LLC	C. Belgin	Recommended Approval (P/H held 6/2/05)

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-MA-005 & SEA 84-M-008	Goodwin House Inc.	T. Swagler	Recommended Approval Recommended Approval
RZ 2004-MV-035	Leander McCormick-Goodhart Henrietta McCormick-Goodhart Burke	C. Belgin	P/H held; D/O to 6/29/05
FDPA 86-S-083-3	David and Carol Disano	M. Stanfield	Approved
FDPA 81-M-092	Richard Wargowsky, Trustee	M. Stanfield	Approved
ZOA	Ball Containment Fencing	D. Pesto	P/H held; D/O to 6/29/05

ITEMS WITH INTENT TO DEFER

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-V04-16	Fairfax County Park Authority	L. Hush	Intend to defer to 7/14/05 (Moved from indef.)
PCA/FDPA 87-P-052-2 PCA/FDPA 84-P-007-3 (Springfield District)	EYA Development, Incorporated	K. Abrahamson	Intend to defer to 7/13/05 (Moved from 5/19/05)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, June 15, 2005

Page 1

*Posted: 5/24/05
Revised: 6/16/05*

KEY
P/H – Public Hearing
D/O – Decision Only

- 7:30 p.m.** The Policy and Procedures Committee will meet in the Board Conference Room to discuss residential parking requirements.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

PROVIDENCE DISTRICT

RZ 2004-PR-024/FDP 2004-PR-024 - ANTHONY DEVELOPMENT LTD - Appls. to rezone from R-1 to PDH-4 to permit residential development at a density of 3.08 dwelling units per acre (du/ac) and approval of the conceptual and final development plans and waiver of minimum district size. Located on the W. side of George Washington Rd., approximately 1,400 ft. N. of its intersection with Wolftrap Rd. on approx. 1.31 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-1 ((9)) 39. [D/O deferred to 7/14/05](#)

2232-P05-3 - FAIRFAX COUNTY PARK AUTHORITY - Appl. to add land to Nottoway Park, located at 9537 Courthouse Rd., Vienna, and to develop new facilities and update and renovate existing facilities at the park. Tax Map 48-1 ((1)) 74, 85, 86. Area II. Copies of the application with a description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. [D/O deferred to 7/14/05](#)

MOUNT VERNON DISTRICT

RZ 2004-MV-020 - GUNSTON CENTER LLC - Appl. to rezone from R-1 and I-4 to R-1 and I-4 to permit industrial use and open space with an overall Floor Area Ratio (FAR) of 0.30 on parcel 41 only, and a waiver of minimum lot width requirement on both parcels. Located E. of Route 1, W. of Richmond, Fredericksburg and Potomac Railroad tracks and N. and S. of Furnace Rd. on approx. 14.07 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 113-3 ((1)) 40 and 41. [Recommended Approval](#)

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

ZONING ORDINANCE AMENDMENT (BALL CONTAINMENT FENCING) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: To allow the Board of Zoning Appeals with special permit approval, and to allow the Board of Supervisors in conjunction with rezoning or special exception approval for a sports facility use, to approve an increase in fence height and/or modification to the corresponding location

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, June 15, 2005

Page 2

Posted: 5/24/05
Revised: 6/16/05

KEY
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D/O – Decision Only

regulations for containment structures associated with outdoor recreation/sports facilities playing fields/courts and golf courses when such structures are designed to preclude the flight of any ball or other sports equipment onto adjacent property and subject to criteria that (a) require the submission of a trajectory study; (b) require that the height, location, color and materials of the containment structure be identified; (c) limit the material of the containment structure to support structures, netting that is 75% open and/or guy wires; (d) wherever practical, require the containment structure to be designed in such a manner that, in the event of collapse, the structure will not fall onto adjacent property; (e) prohibit signage on the containment structure; (f) wherever practical, require the removal of the containment structure netting when the sports facility is not in use; (g) allow the containment structure to be located on an adjacent lot; and (h) prohibit such structures on lots containing single family dwellings. The amendment also clarifies that containment structures associated with baseball hitting and archery ranges, golf courses, country clubs, golf driving ranges and miniature golf courses ancillary to golf driving ranges special exception uses are not subject to the setback requirements contained in the additional standards for each of these uses. [P/H held; D/O deferred to 6/29/05](#)

MASON DISTRICT

RZ 2005-MA-005 - GOODWIN HOUSE INCORPORATED - Appl. to rezone from C-3, CRD, SC and HC to C-4, CRD, SC and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 1.65. Located on the W. side of S. Jefferson St. immediately S. of the Fairfax County/Arlington County boundary on approx. 7.89 ac. of land. Comp. Plan Rec: office/adult congregate living facility. Tax Map 62-1 ((1)) 16G. (Concurrent with SEA 84-M-088.) [Recommended Approval](#)

SEA 84-M-088 - GOODWIN HOUSE INCORPORATED - Appl. under Sects. 4-404 and 9-622 of the Zoning Ordinance to amend SE 84-M-088 previously approved for housing for the elderly, medical care facility and increase in building height to permit building additions, site modifications and waivers in the Commercial Revitalization District. Located at 3440 South Jefferson St. on approx. 7.89 ac. of land zoned C-4, CRD, SC and HC. Tax Map 62-1 ((1)) 16G. (Concurrent with RZ 2005-MA-005.) [Recommended Approval](#)

FDPA 81-M-092 - RICHARD G. WARGOWSKY, TRUSTEE - Appl. to amend a portion of the final development plan for FDP 81-M-092 previously approved for residential development to permit a modification of certain minimum yard requirements on a single family detached lot. Located at 4503 Highland Green Ct. on approx. 5,741 sq. ft. of land zoned PDH-8. Tax Map 72-1 ((26)) (2) 36. [Approved](#)

MOUNT VERNON DISTRICT

RZ 2004-MV-035 - LEANDER MCCORMICK-GOODHART, HENRIETTA MCCORMICK-GOODHART BURKE - Appl. to rezone from R-2 to R-E to permit residential

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, June 15, 2005

Page 3

*Posted: 5/24/05
Revised: 6/16/05*

KEY
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development at a density of 0.08 dwelling units per acre (du/ac). Located on the E. side of East Blvd. Dr. approx. 100 ft. S. of its intersection with Herbert Spring Rd. on approx. 25.14 ac. of land. Comp. Plan Rec: a maximum of 2 dwelling units. Tax Map 102-4 ((1)) 72. **P/H held; D/O to 6/29/05**

SULLY DISTRICT

FDPA 86-S-083-3 - DAVID A. DISANO AND CAROL S. DISANO - Appl. to amend a portion of the final development plan for FDP 86-S-083 previously approved for residential development to permit a modification of certain minimum yard requirements on a single family detached lot. Located at 5856 Linden Creek Ct. on approx. 5,016 sq. ft. of land zoned PDH-4 and WS. Tax Map 53-2 ((7)) 14. **Approved**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, June 15, 2005

Posted: 6/15/05
Finalized: 6/16/05

P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

RZ 2004-MV-020 - GUNSTON CENTER LLC (P/H on 6/2/05)

DEFERRALS:

2232-P05-3 - FAIRFAX COUNTY PARK AUTHORITY (P/H on 5/19/05) - D/O to 7/14/05

RZ 2004-PR-024- ANTHONY DEVELOPMENT LTD (P/H on 3/23/05) - D/O to 7/14/05

FDP 2004-PR-024 - ANTHONY DEVELOPMENT LTD " " - " "

RZ 2004-SP-002 - SAM H. CHUNG AND SONG H. CHUNG - P/H to 7/21/05

RZ 2004-MV-035 - LEANDER MCCORMICK-GOODHART, HENRIETTA MCCORMICK-
GOODHART BURKE

NO SPEAKERS

FDPA 86-S-083-3 - DAVID A. DISANO AND CAROL S. DISANO (Sully District)

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (BALL CONTAINMENT FENCING) (Hart)

NO SPEAKERS

RZ 2005-MA-005 - GOODWIN HOUSE INCORPORATED

SEA 84-M-088 - GOODWIN HOUSE INCORPORATED

NO SPEAKERS

FDPA 81-M-092 - RICHARD G. WARGOWSKY, TRUSTEE

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, June 16, 2005

Posted: 1/12/05
Finalized: 6/17/05

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS

Transportation Committee will meet on 6/28/05 at 7:30pm, Board Conference Room, Government Center.

Chesapeake Bay Map Amendment Information Session will be held on 6/23/05 at 7:30pm, Conference Rooms 9/10, Government Center.

DECISION ONLY ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
APR-04-III-1FC	Sully District		Deferred Indefinitely
SE 2005- LE-001	Saul Holdings LP	C. Lewis	Recommended Approval

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-Y05-7	Fairfax County Park Authority	D. Jillson	Approved
Chesapeake Bay Map Amendments		J. Friedman	P/H held; defer D/O to 6/30/05

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2004-LE-021	Landmark Property Development LLC (Now Seeking PDH-30 Zoning)	C. Lewis	Moved to 7/21/05 (Moved from 4/28/05)
2232-V04-16	Fairfax County Park Authority	L. Hush	Moved to 7/14/05 (Moved from indef.)
PCA/FDPA 87-P-052-2 PCA/FDPA 84-P-007-3 (Springfield District)	EYA Development, Incorporated	K. Abrahamson	Moved to 7/13/05 (Moved from 5/19/05)

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, June 16, 2005

Page 1 of 2

Posted: 5/24/05
Revised: 6/17/05

KEY
P/H – Public Hearing
D/O – Decision Only

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

LEE DISTRICT

SE 2005-LE-001 - SAUL HOLDINGS LIMITED PARTNERSHIP BY: SAUL CENTERS, INC., GENERAL PARTNER - Appl. under Sect. 4-604 of the Zoning Ordinance to permit a vehicle light service establishment. Located at 6700 Richmond Hwy. in the N.W. quadrant of Beacon Mall on approx. 42,600 sq. ft. of land zoned C-6, CRD and HC. Tax Map 93-1 ((1)) 1A pt. **Recommended Approval**

SULLY DISTRICT

APR-04-III-1FC - Located at NW quadrant of Rt. 50 & Fair Ridge Dr. **Adopted Plan:** Baseline: res. 2 du/ac; Intermediate: office .07 FAR; Overlay: office .15 FAR and public facilities. Option: hotel use .15 FAR with conditions. **Nominated Plan:** Overlay: office, retail, public facilities and institutional use (church) at .25 FAR. **D/O deferred indefinitely**

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

CODE AMENDMENTS (CHESAPEAKE BAY MAPS) - Amendments to the map of Chesapeake Bay Preservation areas, Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code). The Chesapeake Bay Preservation Ordinance requires that Resource Protection Areas (RPAs) be designated around all water bodies with perennial flow depicted on the map of Chesapeake Bay Preservation Areas. Perennial flow means that water always flows in the stream or other water body except during periods of drought. The proposed amendments revise the RPA boundaries and perennial streams depicted on the adopted map of Chesapeake Bay Preservation Areas. The proposed changes will result in approximately 14.0 miles of perennial streams and associated RPAs being added to the map and approximately 5.0 miles of perennial streams and associated RPAs being deleted from the map. In addition, the proposed changes modify RPA boundaries for some perennial streams currently depicted on the map. The map depicts the general locations of RPA boundaries for planning purposes and the actual limits may be further refined by detailed field studies conducted at the time a plan is submitted to obtain a permit to develop a property. There are no proposed amendments to the text of the Chesapeake Bay Preservation Ordinance. **P/H held; D/O deferred to 6/30/05**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, June 16, 2005
Page 2 of 2**

*Posted: 5/24/05
Revised: 6/17/05*

**KEY
P/H – Public Hearing
D/O – Decision Only**

SULLY DISTRICT

2232-Y05-7 - FAIRFAX COUNTY PARK AUTHORITY - Appl. for the interim-use of a portion of Quinn Farm Park, located at 15150 Old Lee Rd., Chantilly, for an off-leash dog area. Tax Map 43-2 ((5)) A. Area III. **Approved**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION

Thursday, June 16, 2005
Page 1 of 2

Posted: 6/16/05
Finalized: 6/17/05

P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

APR-04-III-1FC (Sully District) (P/H on 4/20/05)

SE 2005-LE-001 - SAUL HOLDINGS LIMITED PARTNERSHIP BY: SAUL CENTERS, INC.,
GENERAL PARTNER (P/H on 5/19/05)

DEFERRALS:

RZ 2004-LE-021 - LANDMARK PROPERTY DEVELOPMENT, LLC - P/H to 7/21/05
FDP 2004-LE-021 - LANDMARK PROPERTY DEVELOPMENT, LLC - " "

2232-V04-16 - FAIRFAX COUNTY PARK AUTHORITY (Mt. Vernon District) – P/H to 7/14/05

PCA 87-P-052-02 - EYA DEVELOPMENT, INC. (Springfield District) – P/H to 7/13/05
FDPA 87-P-052-02 - EYA DEVELOPMENT, INC. " " " "
PCA 84-P-007-03 - EYA DEVELOPMENT, INC. " " " "
FDPA 84-P-007-03 - EYA DEVELOPMENT, INC. " " " "

2232-Y05-7 - FAIRFAX COUNTY PARK AUTHORITY (Sully District)

- | | |
|--|---|
| 1. Katherine Sims
Centreville Dogs
14622 Battery Ridge Lane
Centreville, VA 20120 | 3. Jaime Brooks
Centreville Dogs
5852 Orchard Hill Court
Clifton, Va 20124 |
| 2. Erik Mojica
Centreville Dogs
14011D Grumble Jones Court
Centreville, VA 20121-2669 | |

CODE AMENDMENTS (CHESAPEAKE BAY MAPS)

- | | |
|---|---|
| 1. David Spenser
827 Nethercliffe Hall Road
Great Falls, VA 22066 | 3. Bill Carr
Overbrook Neighborhood Association
6456 Overbrook Street
Falls Church, VA 22043 |
| 2. Deborah Reyher
statement read by Barry Zulauf
Oakdale Park Civic Association
8628 Redwood Drive
Vienna, VA 22180 | 4. Michael S. Rolband, P.E., P.W.S., P.W.D.
National Association of Industrial and
Office Parks (NAIOP)
14088-M Sullyfield Circle
Chantilly, VA 20151 |

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, June 16, 2005
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Posted: 6/16/05
Finalized: 6/17/05

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CODE AMENDMENTS (CHESAPEAKE BAY MAPS) (con't.)

- | | |
|---|--|
| 5. Steve Bannister
2432 Sunny Meadow Lane
Vienna, VA 22181 | 15. Gerald Van Antwerp
Winslow Home Owners Association
5624 Overly Drive
Alexandria, VA 22310 |
| 6. Charles Lydeard
statement read by Penelope Firth
309 Ayito Rd., SE
Vienna, VA 22180 | 16. Frank Crandall
McLean Citizens Association
900 Turkey Run Road
McLean, VA 22101 |
| 7. T. C. Yang
9222 Hidden Creek Drive
Great Falls, VA 22066 | 17. George Lampman
8531 Aponi Road
Vienna, VA 22180 |
| 8. Joshua Johnson
6450 Overbrook Street
Falls Church, VA 22043 | 18. Dotty Walsh
2329 Addison St.
Vienna, VA 22180 |
| 9. Penelope Firth
2328 Malraux Drive
Vienna, VA 22182 | 19. Rob Walker
Address Unknown |
| 10. Richard Kuhlthau
2333 Augustus Court
Vienna, VA 22180 | 20. Mark Goetzman
Walsh, Colucci, Lubeley, Emrich &
Terpak PC
2200 Clarendon Blvd.
Arlington, VA 22201 |
| 11. Mr. Bill Frazer
Pres., McLean Broyhill Estates HOA
1403 Pathfinder Lane
McLean, VA 22101 | 21. Mrs. Ramy Guirguis
13503 Portage Place
Centreville, VA 20120 |
| 12. Dr. Barry A. Zulauf
8600 Otis Court
Vienna, VA 22180 | 22. David Knapp
statement read by Barry Zulauf
2328 Malraux Dr.
Vienna, VA 22182 |
| 13. Beth Blazek
8608 Aponi Road
Vienna, VA 22180 | |
| 14. Elaine Komarow
2327 Malraux Drive
Vienna, VA 22182 | |

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, June 29, 2005

Posted: 02/28/05
Finalized: 6/30/05

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE

School Facilities Committee will meet on July 13, 2005 @ 7:30 p.m. in the Board Conference Room, Government Center

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FSA-H96-22-2	Cingular, 2201 Cooperative Way	Concur

DECISION ONLY ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-MV-035	Leander McCormick-Goodhart Henrietta McCormick-Goodhart Burke	C. Belgin	Recommend Approval
ZOA	Ball Containment Fencing	D. Pesto	Recommend Approval

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-B05-6	Department of Public Works and Environmental Services	D. Jillson	Approved
RZ 2004-MV-032 FDP 2004-MV-032	Cranford Street, LLC	A. Shriber	Recommend Approval Approved

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-SU-007	Korean Central Presbyterian Church Trustees	T. Swagler	Moved to 9/21/05

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, June 29, 2005

Page 1 of 2

*Posted: 6/3/05
Finalized: 6/30/05*

KEY
P/H – Public Hearing
D/O – Decision Only

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

COUNTYWIDE

ZONING ORDINANCE AMENDMENT (BALL CONTAINMENT FENCING) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: To allow the Board of Zoning Appeals with special permit approval, and to allow the Board of Supervisors in conjunction with rezoning or special exception approval for a sports facility use, to approve an increase in fence height and/or modification to the corresponding location regulations for containment structures associated with outdoor recreation/sports facilities playing fields/courts and golf courses when such structures are designed to preclude the flight of any ball or other sports equipment onto adjacent property and subject to criteria that (a) require the submission of a trajectory study; (b) require that the height, location, color and materials of the containment structure be identified; (c) limit the material of the containment structure to support structures, netting that is 75% open and/or guy wires; (d) wherever practical, require the containment structure to be designed in such a manner that, in the event of collapse, the structure will not fall onto adjacent property; (e) prohibit signage on the containment structure; (f) wherever practical, require the removal of the containment structure netting when the sports facility is not in use; (g) allow the containment structure to be located on an adjacent lot; and (h) prohibit such structures on lots containing single family dwellings. The amendment also clarifies that containment structures associated with baseball hitting and archery ranges, golf courses, country clubs, golf driving ranges and miniature golf courses ancillary to golf driving ranges special exception uses are not subject to the setback requirements contained in the additional standards for each of these uses. [P/H held 6/15/05; Recommended Approval](#)

MOUNT VERNON DISTRICT

RZ 2004-MV-035 - LEANDER MCCORMICK-GOODHART, HENRIETTA MCCORMICK-GOODHART BURKE - Appl. to rezone from R-2 to R-E to permit residential development at a density of 0.08 dwelling units per acre (du/ac). Located on the E. side of East Blvd. Dr. approx. 100 ft. S. of its intersection with Herbert Spring Rd. on approx. 25.14 ac. of land. Comp. Plan Rec: a maximum of 2 dwelling units. Tax Map 102-4 ((1)) 72. [P/H held 6/15/05; Recommended Approval](#)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, June 29, 2005

Page 2 of 2

*Posted: 6/3/05
Finalized: 6/30/05*

KEY
P/H – Public Hearing
D/O – Decision Only

ITEMS SCHEDULED FOR PUBLIC HEARING

BRADDOCK DISTRICT

2232-B05-6 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES - Appl. to construct a parking structure at the Burke Centre Virginia Railway Express Station, located at 5671 Roberts Pkwy, Burke. Tax Map 77-2 ((1)) 19C, 19D, 19E, 19F. Area III. Copies of the application with a description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. [Approved](#)

MOUNT VERNON DISTRICT

RZ 2004-MV-032/FDP 2004-MV-032 - CRANFORD STREET, LLC - Appls. to rezone from R-1 to PDH-5 to permit residential development at a density of 3.9 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located S. of Gunston Cove Rd., approx. 400 ft. W. of its intersection with Richmond Hwy. on approx. 8.97 ac. of land. Comp. Plan Rec: 1-2 du/ac with option of 4-5. Tax Map 113-2 ((1)) 17; 113-2 ((2)) 1B pt., 2, 2A, 3, 5-15 and portions of Cranford St. and Marion Pl. public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Cranford St. and Marion Pl. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) [Recommended Approval of RZ/Approved FDP](#)

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, June 29, 2005

Posted: 06/29/05
Finalized: 6/30/05

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

ZONING ORDINANCE AMENDMENT (BALL CONTAINMENT FENCING) (Hart) (P/H on 6/15/05)
[Recommended Approval](#)

RZ 2004-MV-035 - LEANDER MCCORMICK-GOODHART, HENRIETTA MCCORMICK-GOODHART BURKE (P/H on 6/15/05) [Recommended Approval](#)

DEFERRAL:

SE 2005-SU-007 - KOREAN CENTRAL PRESBYTERIAN CHURCH TRUSTEES - P/H to 9/21/05

FEATURE SHOWN:

FSA-H96-22-2 - Cingular, 2201 Cooperative Way (Deadline 7/21/05) [Concur](#)

2232-B05-6 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES [Approved](#)

1. Kevin Morse
6020 Old Landing Way
Burke, VA 22015
2. Robin Williamson
5620 Summer Oak Way
Burke, VA 22015
3. Mary Cortina
The Burke Centre Conservancy
5709 Water's Edge Landing Court
Burke, VA 22015

RZ 2004-MV-032 - CRANFORD STREET, LLC
FDP 2004-MV-032 - CRANFORD STREET, LLC

[Recommended Approval](#)
[Approved](#)

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, June 30, 2005

Posted: 3/7/05
Revised: 7/1/05

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
456A-Y96-4-1	Verizon Centerview	W. Hagan	Concur

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Chesapeake Bay Map Amendments		J. Friedman	Rec. Approval (P/H held 6/16/05)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S04-I-B4 (Mason)	Out of Turn Plan Amendment	C. Q-Johnson	Rec Approval (Moved from 4/28/05)
RZ 2004-LE-012 FDP 2004-LE-012	MDP Groveton LLC	C. Lewis	Rec Approval Approved (Moved from 6/15/05)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-PR-009 (10322/10300 Blake Lane)	Sunrise Assisted Living Partnership	P. Braham	(Moved to 7/14/05)
S05-IV-LP1 (MV)	Gunston Center	D. Marshall	(Moved to 6/2/05)
SE 2005-HM-004	Great Falls Heritage Partners	K. Crookshanks	(Moved to 9/14/05)
S03-III-DS1 (Sully)	OTPA (Dulles Discovery)	A. Kriviskey	Moved indefinitely
ZOA	Temporary Special Permits	J. Reale	Moved indefinitely
RZ/FDP 2004-MV-041 & SE 2004-MV-035	MHI Huntington LLC	C. Belgin	Moved to 7/28/05 (Moved from 5/11/05)
SEA 82-C-063-4	H.B.L. Incorporated	C. Lewis	Moved to 9/29/05 (Moved from 5/5/05)

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, June 30, 2005

Posted: 6/3/05
Revised: 7/1/05

KEY
P/H – Public Hearing
D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

COUNTYWIDE

CODE AMENDMENTS (CHESAPEAKE BAY MAPS) - Amendments to the map of Chesapeake Bay Preservation areas, Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code). The Chesapeake Bay Preservation Ordinance requires that Resource Protection Areas (RPAs) be designated around all water bodies with perennial flow depicted on the map of Chesapeake Bay Preservation Areas. Perennial flow means that water always flows in the stream or other water body except during periods of drought. The proposed amendments revise the RPA boundaries and perennial streams depicted on the adopted map of Chesapeake Bay Preservation Areas. The proposed changes will result in approximately 14.0 miles of perennial streams and associated RPAs being added to the map and approximately 5.0 miles of perennial streams and associated RPAs being deleted from the map. In addition, the proposed changes modify RPA boundaries for some perennial streams currently depicted on the map. The map depicts the general locations of RPA boundaries for planning purposes and the actual limits may be further refined by detailed field studies conducted at the time a plan is submitted to obtain a permit to develop a property. There are no proposed amendments to the text of the Chesapeake Bay Preservation Ordinance. P/H held 6/16/05.

APPROVAL RECOMMENDED ON 6/30/05.

ITEMS SCHEDULED FOR PUBLIC HEARING

LEE DISTRICT

RZ 2004-LE-012/FDP 2004-LE-012 - MDP GROVETON LLC - Appls. to rezone from C-3, CRD and HC to PRM, CRD and HC to permit residential development at a density of 63.04 dwelling units per acre (du/ac) and a floor area ratio (FAR) of 1.80 and approval of the conceptual and final development plans. Located in the S.W. quadrant of Richmond Hwy. and Memorial St., E. of Donora Dr. and N. of Groveton St. on approx. 4.60 ac. of land. Comp. Plan Rec: Office with option of mixed-use. Tax Map 92-2 ((1)) 13A; 93-1 ((1)) 97 and 98; 93-1 ((38)) (1) 1, 4 and 7. D/O 6/30/05 APPROVAL RECOMMENDED.

MASON DISTRICT

S04-I-B4 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approximately 3.7 ac. located on Opah Street, east of Lacy Boulevard. Tax Map #61-4((1)) 93 and 93A; 61-4((18)) 11, 12, and 13. The property is in the Baileys Neighborhood Improvement Program and Conservation Plan area and is planned for residential use at 2-3 du/ac. The amendment will consider adding an option for residential use up to 12 du/ac. Copies of the proposed amendment and staff report may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, two weeks prior to the public hearing. D/O 6/30/05 APPROVAL RECOMMENDED.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, June 30, 2005

Posted: 06/30/05
Updated: 7/1/05

KEY
P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

CODE AMENDMENTS (CHESAPEAKE BAY MAPS) (P/H on 6/16/05)

DEFERRALS:

SEA 82-C-063-04 - H.B.L., INC. (Hunter Mill District) - P/H to 9/29/05

RZ/FDP 2004-MV-041 - MHI HUNTINGTON LLC - P/H to 7/28/05

SE 2004-MV-035 - MHI HUNTINGTON LLC - " "

FEATURES SHOWN:

456A-Y96-4-1 - Verizon Wireless, 3675 Centerview Drive (Deadline 9/5/05)

S04-I-B4 - OUT-OF-TURN PLAN AMENDMENT (Mason District)

- | | |
|---|--|
| 1. Houston Summers
statement read by Juanita White
President, Springdale Civic Association
5921 Summers Lane
Falls Church, VA 22041 | 2. William Collins
Concordia Mason LLC
1485 Chain Bridge Road, Suite 100
McLean, VA 22102 |
|---|--|

RZ 2004-LE-012 - MDP GROVETON LLC
FDP 2004-LE-012 - MDP GROVETON LLC

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|---|--|
| 1. Paul Phelps
Little Hunting Creek
Watershed Committee
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